

## MINOR SUBDIVISION PROPERTY SURVEY FOR

## PETER VANDERHOOF

SECTION 17, TOWNSHIP 4 SOUTH, RANGE 7 WEST

UINTAH SPECIAL BASE AND MERIDIAN

## PARCEL A

Beginning at the Southwest Corner of the SE1/4 of the NE1/4 of Section 17, Township 4 South, Range 7 West of the Uintah Special Base and Meridian;  
Thence North 00°19'27" East 246.19 feet along the West line of said SE1/4;  
Thence North 90°00'00" East 264.57 feet to the center of the Strawberry River;  
Thence South 32°28'54" West 60.99 feet along said centerline;  
Thence South 03°42'50" East 144.19 feet along said centerline;  
Thence South 05°22'44" West 152.70 feet along said centerline to the North right-of-way line of the County Road;  
Thence North 76°59'17" West 233.37 feet along said right-of-way line;  
Thence Westerly 1.55 feet along a curve to the left, said curve having a central angle of 0°06'08" and a radius of 870.21 feet, with a chord which bears North 77°02'21" West, 1.55 feet, along said right-of-way line to the West line of the NE1/4 of the SE1/4 of said Section;  
Thence North 00°46'18" East 48.29 feet along said West line to the Point of Beginning, containing 1.76 acres.

## PARCEL B

Commencing at the Southwest Corner of the SE1/4 of the NE1/4 of Section 17, Township 4 South, Range 7 West of the Uintah Special Base and Meridian;  
Thence South 66°05'31" East 249.66 feet to the TRUE POINT OF BEGINNING on the North right-of-way line of the County Road in the centerline of the Strawberry River;  
Thence North 05°22'44" East 152.70 feet along said centerline;  
Thence North 03°42'50" West 144.19 feet along said centerline;  
Thence North 32°28'54" East 60.99 feet along said centerline;  
Thence North 90°00'00" East 43.42 feet along said centerline to the extension of an existing fence;  
Thence South 58°54'49" East 137.84 feet along said centerline to the extension of an existing fence;  
Thence South 04°20'57" West 316.80 feet to said North right-of-way line;  
Thence Westerly 23.02 feet along a curve to the right, said curve having a central angle of 3°50'16" and a radius of 343.70 feet, with a chord which bears North 78°54'25" West, 23.02 feet, along said right-of-way line;  
Thence North 76°59'17" West 156.61 feet along said right-of-way line to the TRUE POINT OF BEGINNING, containing 1.43 acres.

## PARCEL C

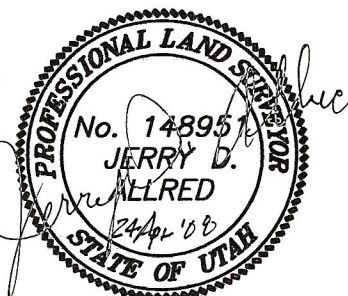
Commencing at the Northwest Corner of the NE1/4 of the SE1/4 of Section 17, Township 4 South, Range 7 West of the Uintah Special Base and Meridian;  
Thence South 00°46'18" West 150.62 feet along the West line of said NE1/4 to the TRUE POINT OF BEGINNING on the South line of the County Road right-of-way;  
Thence South 00°46'18" West 457.22 feet along said West line to the East bank of the Strawberry River;  
Thence Northeastly 476 feet, more or less, along said river bank to said south right-of-way line;  
Thence North 76°59'17" West 237.07 feet along said right-of-way line to the TRUE POINT OF BEGINNING, containing 1.29 acres.

## DESCRIPTION OF PARCEL D

Commencing at the East Quarter Corner of Section 17, Township 4 South, Range 7 West of the Uintah Special Base and Meridian;  
Thence North 00°02'26" West 44.34 feet along the East line of the NE1/4 of said Section to the centerline of the County Road and the TRUE POINT OF BEGINNING;  
Thence North 00°07'26" West 1267.67 feet to the Northeast Corner of the SE1/4 of said NE1/4;  
Thence North 89°24'04" West 1307.32 feet to the Northwest Corner of said aliquot part;  
Thence South 00°19'27" West 1064.00 feet along the West line of said aliquot part;  
Thence North 90°00'00" East 307.99 feet to the centerline of the Strawberry River;  
Thence South 58°54'49" East 137.84 feet along said centerline of said river to the extension of an existing fence;  
Thence South 04°20'57" West 366.96 feet to the centerline of said county road;  
Thence Easterly 204.40 feet along a curve to the left, said curve having a radius of 393.83 feet and a chord which bears North 83°41'12" East 202.11 feet along said centerline;  
Thence the following eight courses along said centerline:  
North 68°48'48" East 147.21 feet;  
North 70°55'26" East 115.37 feet;  
North 73°03'04" East 147.52 feet;  
North 74°11'49" East 142.17 feet;  
North 76°52'37" East 61.90 feet;  
North 78°12'27" East 55.41 feet;  
North 89°15'31" East 63.68 feet;  
South 84°41'30" East 14.55 feet to the TRUE POINT OF BEGINNING, containing 38.64 acres. Said parcel being subject to that portion being used as County Road.

## SURVEYOR'S CERTIFICATE

This is to certify that this plat was prepared from the field notes and electronic data collector files of an actual survey made by me, or under my personal supervision, of the parcel of land shown hereon, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.



Jerry D. Allred, Professional Land Surveyor  
Utah Certificate Number 148951

## COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH }  
COUNTY OF DUCHESNE } SS  
THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND IS DULY RECORDED.

FILING NO. \_\_\_\_\_ COUNTY RECORDER

## DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

APPROVED AS A MINOR SUBDIVISION ON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 20\_\_\_\_.

MICHAEL HYDE  
DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

COUNTY SURVEYOR'S FILE # 2011

JERRY D. ALLRED AND ASSOCIATES  
SURVEYING CONSULTANTS  
121 NORTH CENTER ST. - P.O. BOX 975  
DUCHESNE, UTAH 84021  
(435) 738-5352

16 APR 2008 08-100-019

LINE	BEARING	DISTANCE
L1	N 05°22'44" E	152.70'
L2	N 03°42'50" W	144.19'
L3	N 32°28'54" E	60.99'
L4	N 90°00'00" E	43.42'
L5	S 58°54'49" E	137.84'
L6	S 24°39'11" W	190.10'
L7	S 13°11'54" W	27.07'
L8	S 06°42'34" W	27.69'
L9	S 10°23'12" E	31.18'
L10	S 45°13'53" E	83.20'
L11	N 76°59'17" W	156.61'
L12	S 00°46'18" W	150.62'
L13	N 68°48'48" E	147.21'
L14	N 70°55'26" E	115.37'
L15	N 73°03'04" E	147.52'
L16	N 74°11'49" E	142.17'
L17	N 76°52'37" E	61.90'
L18	N 78°12'27" E	55.41'
L19	N 89°15'31" E	63.68'
L20	S 84°41'30" E	14.55'

PARCEL D  
38.64 ACRES

NOT A PROPOSED  
BUILDING LOT

## NARRATIVE

This survey was performed at the request of Peter Vanderhooft for the purpose of establishing the boundary lines of the parcels as indicated on this plat. The section and quarter corners around Section 17 were found on a previous survey and were used to control this survey. The original subdivision plat of STRAWBERRY RIVER SUBDIVISION and the County Road Right-of-way plat were used to locate the positions of the required property lines. The dead descriptions prepared from the above descriptions will supersede the existing description of the dead which more or less describes Parcel B. The revision more closely follows the centerline of the river as well as follows the existing fence so that the existing driveway is included in the description for Parcel B.

## DUCHESNE COUNTY TREASURER

PROPERTY TAX CLEARANCE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 20\_\_\_\_.

COLENE NELSON  
DUCHESNE COUNTY TREASURER